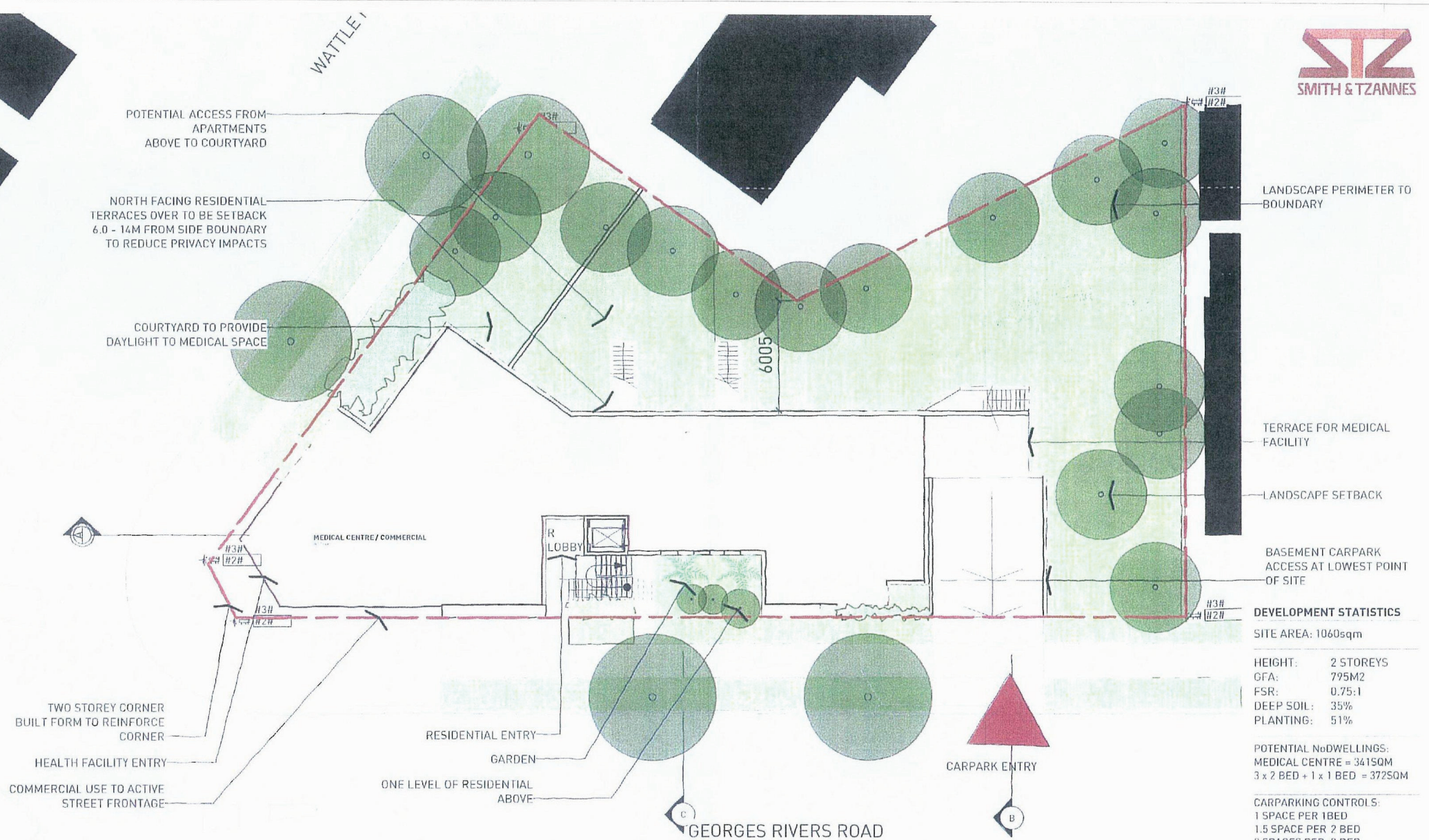




MASTERPLAN: BUILDING FOOTPRINT

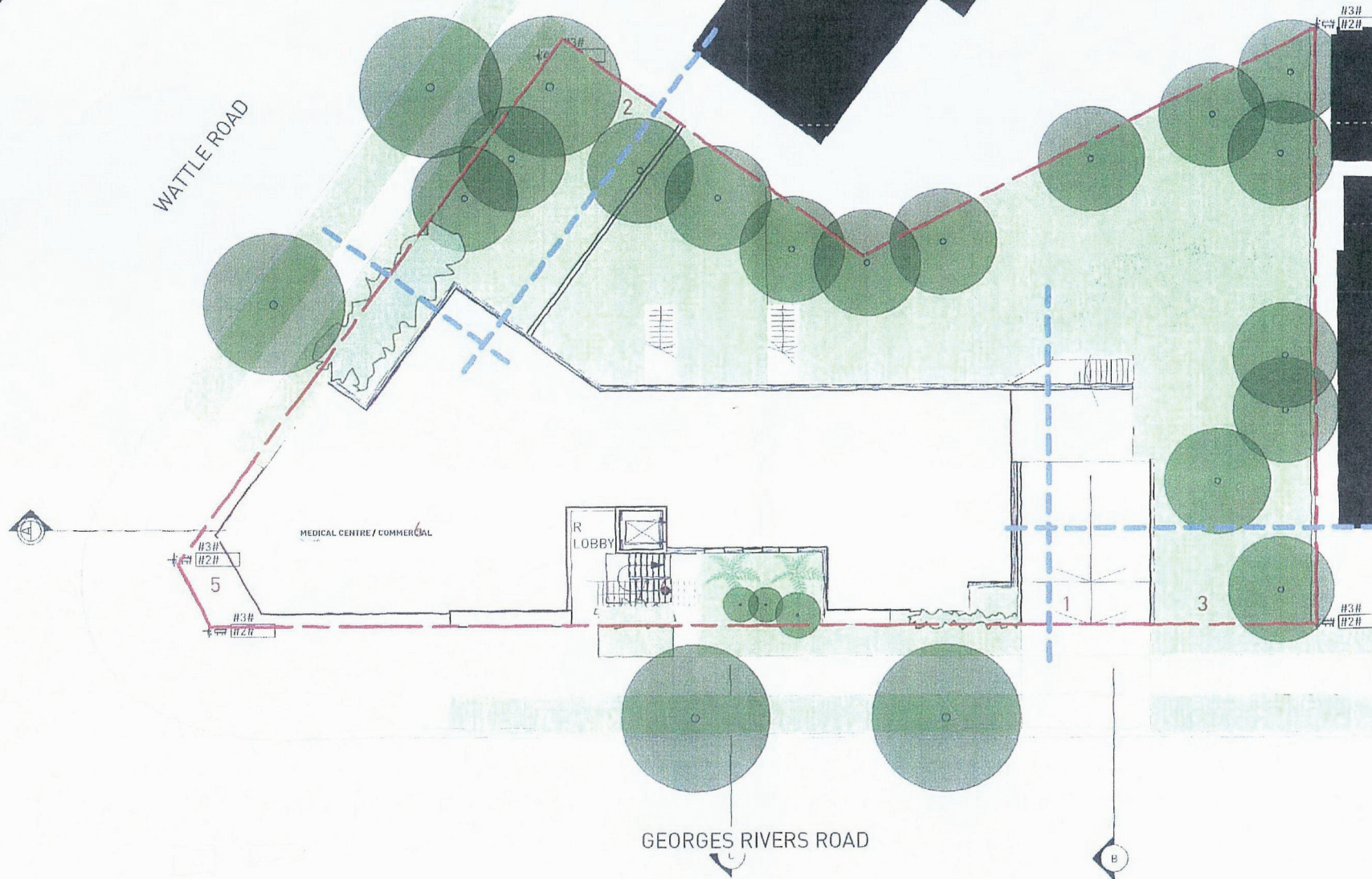
JANNALI DEVELOPMENT

TCQ BUILDERS



UD07

10_088 29-04-11 C
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- 1 BUILDING SETBACK FROM GEORGES RIVER ROAD TO TRANSITION TO DWELLING HOUSES
- 2 BUILDING SETBACK FROM WATTLE ROAD TO TRANSITION TO DWELLING HOUSES
- 3 VEHICULAR ENTRY AT LOWEST PART OF SITE FOR MINIMUM IMPACT
- 4 RESIDENTIAL ENTRY CLEAR VISIBLE FROM STREET. LEVELS PROVIDE ACCESS FOR PERSONS WITH A DISABILITY
- 5 COMMERCIAL ENTRY ADDRESSES THE STREET CORNER AND CLEARLY VISIBLE. LEVELS PROVIDE ACCESS FOR PERSONS WITH DISABILITY
- 6 LOW IMPACT COMMERCIAL USE SUCH AS MEDICAL FACILITY PROVIDES COMMUNITY SERVICE DURING BUSINESS HOURS

ANALYSIS: IMPACTS

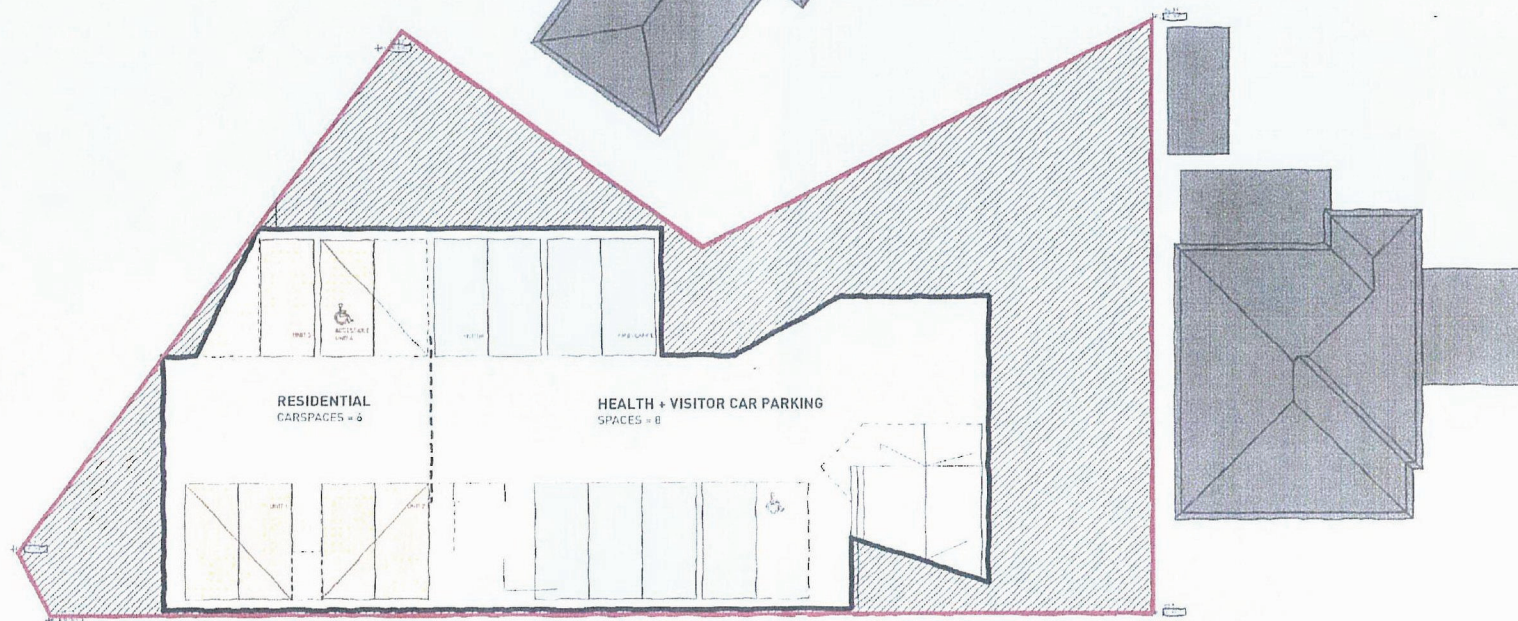
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TCQ BUILDERS



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CONCEPT PLANS: LEVEL C1 BASEMENT

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- MEDICAL FACILITY**
- A WAITING AREA
 - B RECEPTION
 - C OFFICE
 - D WC
 - E PROGRAM ROOM
 - F CONSULTATION
 - G NURSES ROOM
 - H TOILETS
 - I ENTRY FROM CARPARK
 - J WAITING
 - K DRUG STORE
 - L MEDICAL STORE
 - M STAFF
 - N STAFF AMENITIES
 - O STAFF COURTYARD



CONCEPT PLANS: LEVEL 0 GROUND FLOOR

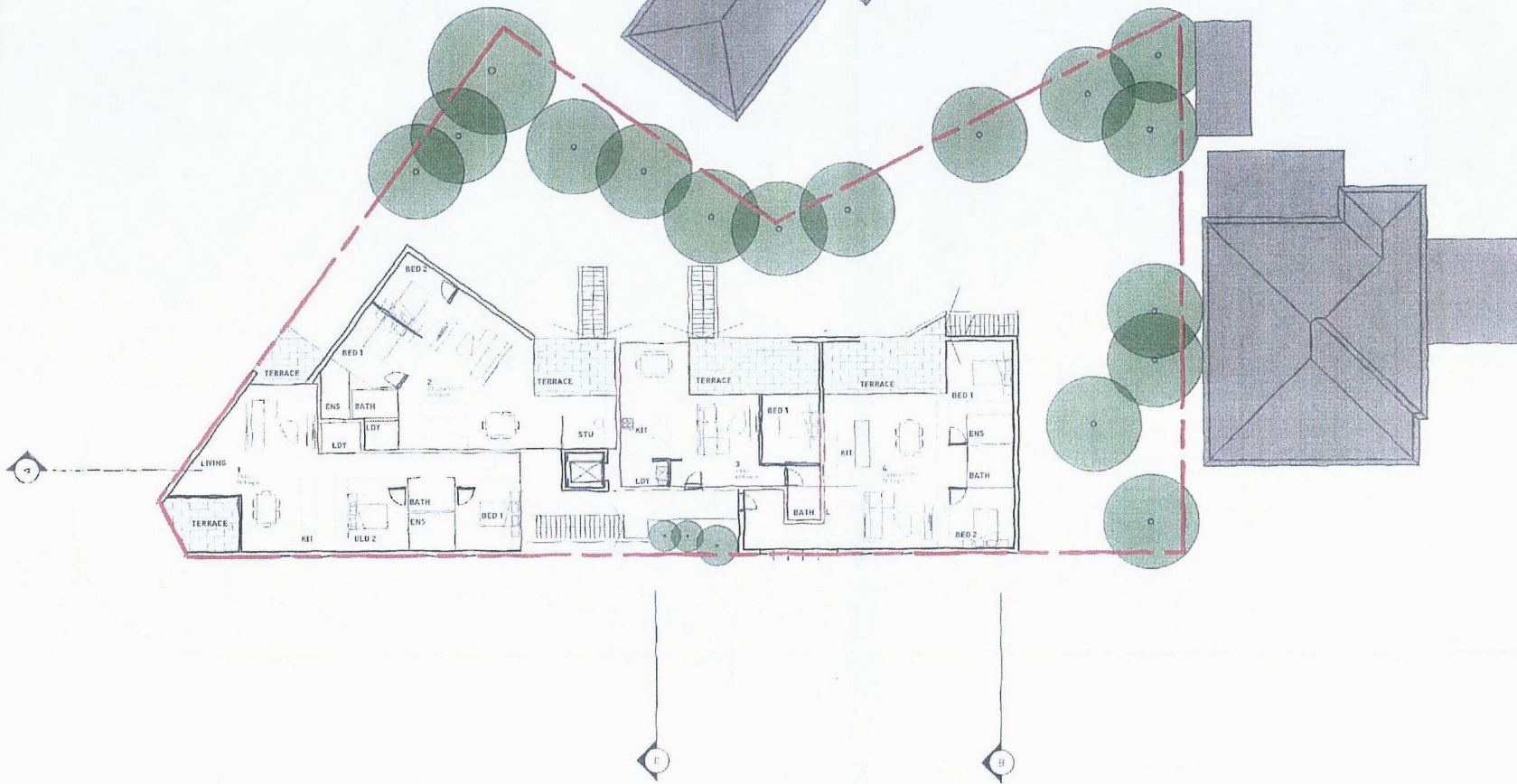
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TCQ BUILDERS



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CONCEPT PLANS: LEVEL 1 UPPER FLOOR

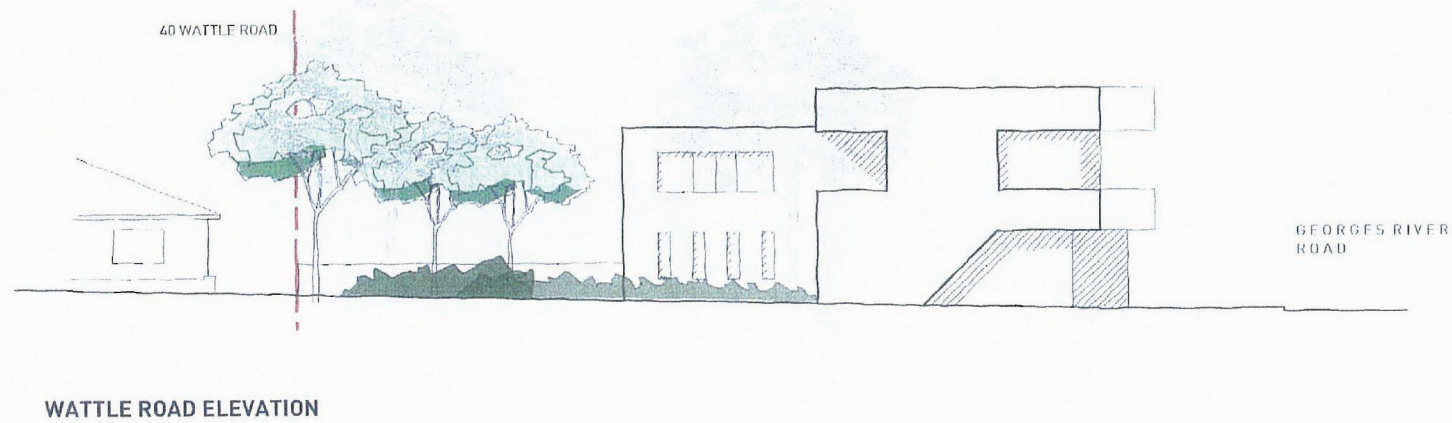
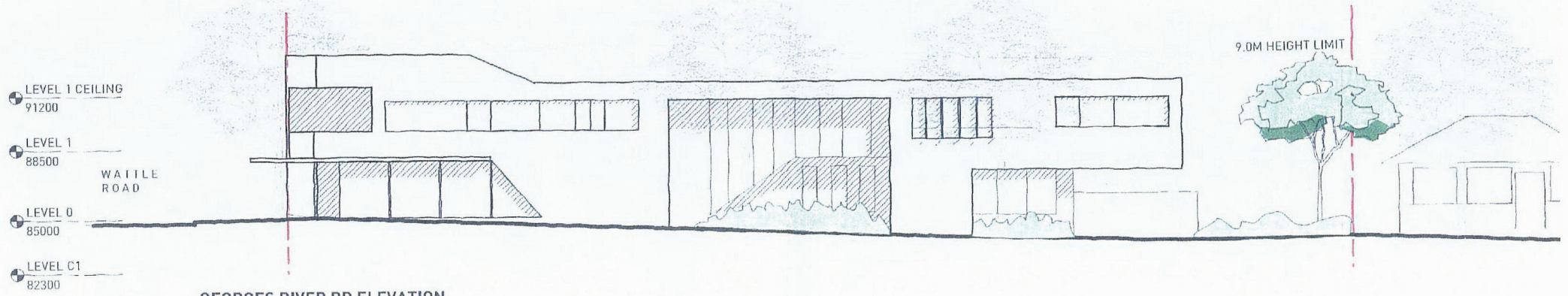
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TCQ BUILDERS



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STREETSCAPE

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TCQ BUILDERS

UD16

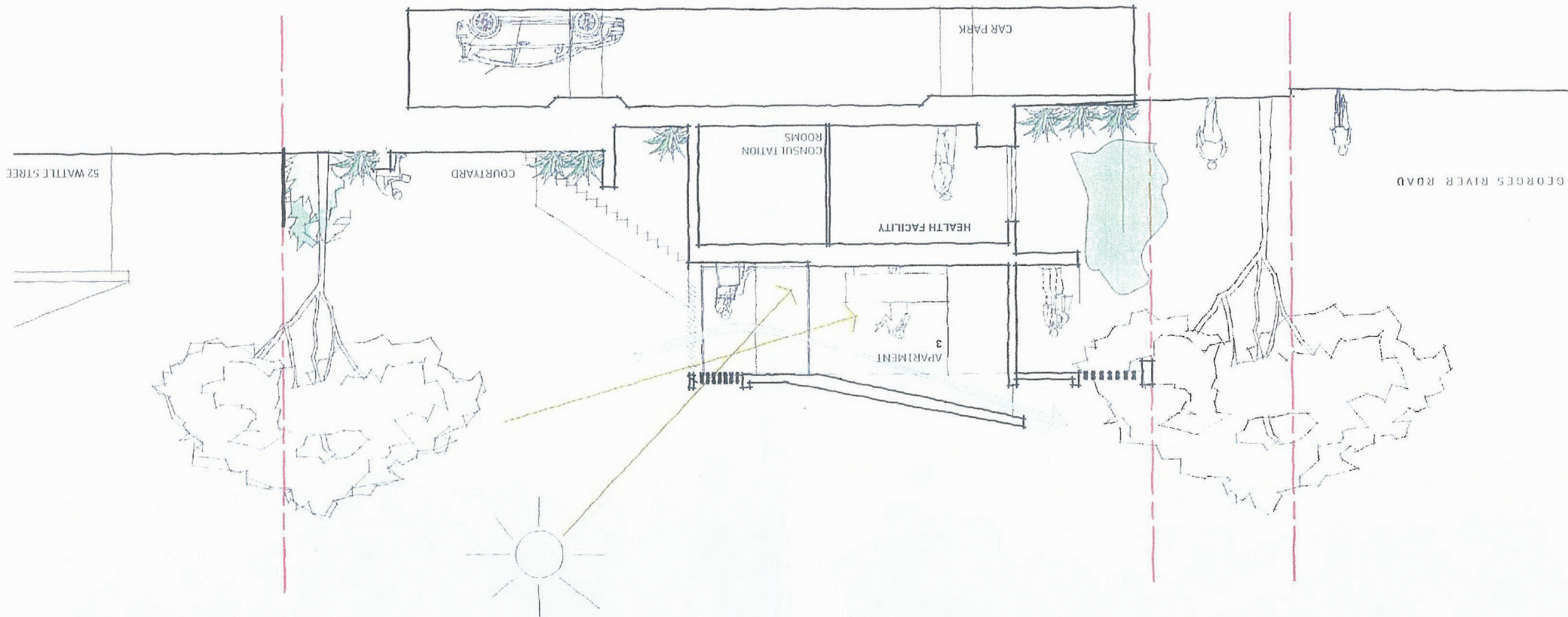
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SECTIONS

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TGO BUILDERS

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RECEIVED
24 MAY 2011

Friday, 29 April 2011

Ms Robyn Williams
SUTHERLAND COUNCIL
Locked Bag 17
SUTHERLAND 1499

PLANNING PROPOSAL AMENDMENTS (LP/06/376734)
MIXED USE - GEORGES RIVER ROAD [10_088]

Dear Ms Williams

With reference to your letter dated 30 March please find enclosed an amended draft planning proposal that seeks to address many of the issues raised by council.

We understand that the information provided in the planning proposal and the change to the zoning provisions is not a guarantee of an approval of any development application, and that after any amendment to the LEP an application for development consent would need to be lodged with council.

In the amended report we have strengthened some of our arguments – in particular with respect to the protection of the surrounding residential amenity, streetscape character and other impacts of the development.

General - Zoning

The revised report seeks a “health services facility” as defined by SEPP (Infrastructure) 2007 be permitted as an additional use. This will give council more certainty as to the development to the provided on the ground floor, and also the ability to ascertain the potential impacts in a more detailed manner.

Site Constraints – Contamination

The previous use on the site included a service station. The site has been appropriately remediated. Attached is the Site Audit Statement. The result of the audit statement is that the site is suitable for the uses as proposed:

- Residential with accessible soil
- Commercial / industrial

Site Constraints – Geotechnical

Details on the ground conditions have been added to the report. The foundation material is considered to be generally stable and the small amount of excavation on the site would not have an impact on the adjoining residents.

ARCHITECTURE

URBAN PLANNING

T + 61 2 9699 1600
E email@stz.com.au
W www.stz.com.au
Building A Level 2
13 Joynton Avenue
Zetland NSW 2017

PO Box 240
Alexandria NSW 1435

Directors:

Peter Smith 7024
Andrew Tzannes

Smith and Tzannes Pty Ltd
Abn 96 142 020 693

Site Constraints – Traffic and site line visibility

It is anticipated that on street parking would still remain. There are currently two wide footpath crossing / driveway entrances off Georges River Road and Wattle Street. The proposed development contains only one footpath crossing. On street parking numbers are likely to remain the same. Sight lines will be provided at the driveway entrance in accordance with RTA guidelines and advice from the traffic report and further consultation with council.

The change to the zoning and density do not impact the issue of site line visibility from vehicles leaving the site. Any currently permissible development would need to address this issue in any development application.

Built form

Further articulation in the setbacks has been provided and justification for building to the street boundary is provided in the revised planning proposal. Given busy nature of the intersection and the commercial use opposite, a built form that defines the corner is considered appropriate.

Increased landscape areas have been provided along both street frontages.

A preliminary plan of a medical centre layout is provided to demonstrate how active facades can be provided to Wattle Road and Georges River Road.

Residential component

It is unclear why State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development would apply in this instance as the development in its current form is not a ‘residential flat building’ as defined by the SEPP. It does not meet both criteria.

SEPP 65 defines a residential flat building as:

a building that comprises or includes:
(a) 3 or more storeys (not including levels below ground level provided for car parking or storage, or both, that protrude less than 1.2 metres above ground level), and
(b) 4 or more self-contained dwellings (whether or not the building includes uses for other purposes, such as shops),

It is also unclear why Units 3 & 4 would need to be redesigned.

In saying that the design rules of thumb contained within the Residential Flat Design Code have been taken into consideration with respect to the design of the residential component.

In summary some of the key indicators:

SECTION	STANDARD	PROPOSAL
Maximum building depth	10-18m	11.3 - 16.2m
Deep soil	25%	35%
Planting area	nil	50%

Maximum depth for single aspect apartments	8m	6.2m
Min Area (2 bed)	70	89.9-97.8m ²
Min Area (1 Bed)	64	65m ²
Ceiling	2.7	2.7 +
Storage		>8m ³ for each apartment
Solar Access (3hrs)	70%	100%
Cross ventilation	60%	100%

It is understood that any development application for the proposed development would need to take into consideration Chapter 4: Urban Design – sections relevant to residential flat buildings.

Landscaping

The basement has been amended and the area of deep soil landscape increased. A buffer of landscape around the boundaries of the site has been provided. It is probably that this landscape area is greater than what would be provided at the boundary if the site was developed for a single dwelling – given the geometry of the site.

It is considered preferable to concentrate the landscape at the boundaries and to the rear of the development in lieu of a landscaped front boundary setback. The landscape to the rear of the building will provide an improved buffer zone between the single dwelling houses on the adjoining land. The landscape at the side boundaries will ensure the building remains in a landscape setting. As discussed above the most appropriate built form for the site, given the high visibility and semi-public uses at the ground floor is one that has minimal setback to the street boundary at the corner.

The potential deep soil landscape area is 35%. The potential planting area (including deep soil and over podium landscape area is 51%.

Car parking

An amended plan for the basement car park has been provided to demonstrate that car parking can be accommodated on the site in a basement car park compliant with AS1428.1.

Traffic

It is anticipated that a traffic report be prepared as part of the development application. If the gateway determination confirms that a traffic study or investigation is required then we can prepare a traffic study

We trust that this information will assist council in the preparing a formal report to council on the planning proposal.

Please call if you would like to discuss this matter further.

Yours sincerely
SMITH & TZANNES

Peter SMITH
Registered Architect: 7024